# FINDINGS OF FACT AND CONCLUSIONS OF LAW

\* \* \* \* \* \* \* \* \*

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 3800 Edgewater Place in the Rosebank Subdivision of Baltimore County. The property is a waterfront property, adjacent to Back River. The Petitioner/property owners, Rodney and Lynn Hadfield, his wife, seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 5 ft., in lieu of the minimum required 10 ft., (for a proposed lot subdivi-The relief requested is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The variance was originally filed as a Petition for Administrative Variance which does not always require a public hearing. However, after the filing of said Pctition and the posting of same, a request for hearing was received from Robert L. and Lisa Leach, and the Wells-McComas Civic Association. Mr. and Mrs. Leach reside immediately next door to the subject property at 3802 Edgewater Place. In view of this request and the provisions of Section 26-127 of the Baltimore County Code, the matter was set for public hearing.

The Petitioners/property owners, Rodney and Lynn Hadfield appeared and testified. Also appearing on their behalf was Mr. Hadfield's brother, Kenneth Hadfield. Appearing in opposition of the request were Mr. and Mrs. Robert L. Leach.

The Petitioners testified that the subject property is known as lot No. 4 of the Rosebank Subdivision. As noted above, the property immediately abuts Back River. The lot is a narrow, yet deep, lot with a width of approximately 76 ft. and a depth of approximately 365 ft. The property is zoned D.R.5.5 and is .619 acres in area. Presently, the lot is improved with an existing dwelling which is located near the rear of the lot immediately adjacent to Edgewater Place. The Petitioners desire to subdivide the lot so as to create an additional lot and construct another house thereon. The new house will be closer to the water and will be occupied by the Petitioners. The existing house will be on a 55 ft. lot and thus the requested variance is necessary. It is anticipated that this lot and the existing house will be sold.

As to the Protestants, they reside immediately next door on lot No. 3. As is the subject lot, the Protestants' property is deep, yet narrow, and is improved with a single family dwelling. Their house is located closer to the water than the Petitioners' existing house. However, the proposed house will be closer to the water. The Protestants object to the new construction believing that same will interfere with their view, light and air. Further, the Protestants believe that the subdivision will adversely affect property values in the area and generally detract from the neighborhood.

In considering the issue before me, it must be noted that the Petitioners must comply with the provisions of Section 307 of the B.C.Z.R. for the variance to be granted. That is, they must demonstrate that practical difficulty or undue hardship will result if the Petition is denied. In reviewing the facts presented, it appears that the Petitioners' primary purpose in subdividing the lot is for economic gain. If the Petitioners do, indeed, desire to live closer to the water, as they testified, they could do so by moving the existing house or building another near the river. Certainly, this stated objective could be obtained without subdividing the lot. It is this subdivision which necessitates the variance. For these reasons, it is apparent that the need for the variance is, in fact, self created. As is well settled, the need for the variance cannot be self created. See Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28, 322 A2d. 220 (1974) and Wilson v. Mayor and Commissioners of Elkton, 35 Md. App. 417, 371 A2d. 443 (1977).

Under these circumstances, in that I find that the need for the variance is self created and only so that the Petitioners can realize an economic gain based on the subdivision of the property, the Petition must be

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this /8 day of June, 1993 that a variance from Section 1B02.3.C.1 to permit a side yard setback of 5 ft., in lieu of the required 10 ft., (for a proposed lot subdivision) be and is hereby DENIED.

> Zoning Commissioner for Baltimore County

3800 Edgewater Place 1

(address)

Councilmanic District 7th

\_\_\_ as recorded in Baltimore County Plat

(number of feet) (north, south, east or west)

, Section # N/A in the subdivision of

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 3800 Edgewater Place
which is presently sound DR-5.5

VWe do scientify declare and affirm, under the penalties of perjury, that I/we are the

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 To allow a proposed side yard setback of 5' in lies of the winisms required 10', (for a proposed lot subdivision).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardehip or practical difficulty) we would like to subdivide our Lot. From the side of our house to our property Line is 25 Ft? In order to have access to the Lot behind our house when we subdivide we ARE ASKING to permit A 5 Ft. set back from our house leaving 20Ft for A driveway as part of the back Lot property.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

			•	
Contract Purchaser/Lessee			Legal Owner(s):	
/			RODN	ey HADFIEL
Type or Print Name)	<u> </u>		(Type or Print Name)	tallule
Signature			Signature	7
			LVNN	HADFIELD
Address			(Type or Print Name)	1/
			June 1	tadfell
City	State	Zipcode	Signature	
Attorney for Petitioner:			nous El.	ter Place 288
N/A		<del></del>	3800 Edge WA	Phone No.
(Type or Print Name)			_	21022
			BAltimore	mD 21222
Signature			Name, Address and phone number of le to be contacted.	gal owner, contract purchaser or r
•			to be considered.	
	Phone	No.	Name Name	<u> </u>
Address	, 110.10			
	State	Zipcode	Address	Phone No.

ESTMATED POSTING DATE 4-5-93

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto. That the Affiant(s) does/do presently reside at 3800 Edgewater Place

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			-	T"						

Rodney	Harley		- Lynn	Hadfalel
RODNEY HA	DFIELD	VAP W	LYNN_	HAD FIELD
Nype or prift name)  STATE OF MARYLAND, CO			(type or pfirst name)	
I HEREBY CERTIFY, this	day of	F Oreco	•	_
Rudney	49 Fi-10	and (	you Hadre	t D

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief. AS WITNESS my hand and Notarial Scal 2/9/93

My Commission Expires 5/1 5

93-312-1 Rodney + fynn Hadfield N/s Edewoter Place (3800) 460 w/core Ra

ZONING DESCRIPTION FOR

(street on which property fronts) which is

Beginning at a point on the \_

wide at a distance of

Election District 15th

centerline of the nearest improved intersecting street

Location of More Foring rood way on property of fate house

**Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

June 15, 1993

Mr. and Mrs. Rodney Hadfield 3800 Edgewater Place Baltimore, Maryland 21222

> RE: Case No. 93-312-A Petition for Variance Property: 3800 Edgewater Place

Dear Mr. and Mrs. Hadfield:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been denied, in accordance with the attached Order.

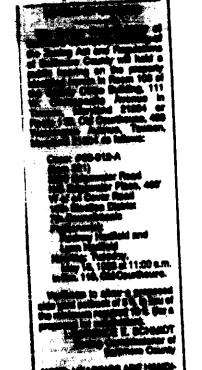
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Very truly yours, Lawrence E. Schmidt Zoning Commissioner

att. cc: Mr. and Mrs. Robert L. Leach

LES:mmn

	ZOHING DEPARTMENT	TE OF POSTING T OF BALTIMORE COUNTY 93-312- on, Maryland
District 15 ZH		Date of Posting 1 /29/93
Posted for:	rriance	
Location of property:	NB Folge Water	Flace, LIGO' W/Goralas
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Remarks:		



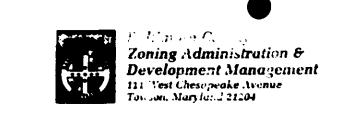
CERTIFICATE OF PUBLICATION

TOWSON, MD., Opil 6, 1993 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication appearing on Opil 15, 1973.

THE JEFFERSONIAN.

SELVED FRIA FILING



Rodney + Kyon Hadt . d 7 3800 Edgewater Flock (2 2=2)

Administrative former fling lee 50 00 Sign & Dosting 35,00

Zoning Administration & Development Management
111 West Chesapeake Avenue

Paid per hand-written receipt dated 3/19/93

Please Make Checks Payable To: Baltimore County

Captured to the transfer of the figure of the capture of the captu BALTIMORE COUNTY, MARYLAND TICE OF FINANCE - REVENUE DIVISION ...ISCELLANEOUS CASH RECEIPT OLHOLAGIA7MICHRO THE PARTY OF THE P

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue

Towson, MD 21204

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-312-A (Item 321) 3800 Edgewater Road N/S Edgewater Place, 460' W of c/l Cover Road 15th Election District - 7th Councilmanic Petitioner(s): Rodney Hadfield and Lynn Hadfield HEARING: TUESDAY, MAY 18, 1993 at 11:00 a.m. in Rms. 118, Old Courthouse.

Variance to allow a proposed side yard setback of 5 ft. in lieu of the minimum required 10 ft. (for a proposed lot subdivision).

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Director Zoning Administration and

Development Coordinator, DEPRM

Hadfield Property; 3800 Edgewater Road

Zoning Advisory Committee Meeting of March 29, 1993

offers the following comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management

1. The Department of Environmental Protection and Resource Management

requests an extension for the review of the above-referenced

zoning item to determine whether the proposed development is in

approval by this Department prior to preparation of a Critical

Environmental Impact Review Section at 887-3980 for details.

Area Findings for the development. The applicant may contact the

compliance with the Chesapeake Bay Critical Area regulations. The

applicant must submit a Critical Area Findings Plan for review and

Development Management

J. Lawrence Pilson

SUBJECT: Zoning Item #321

April 7, 1993

111 West Chesapeake Avenue

Towson, MD 21204

and Development Management

Baltimore County Government Office of Zoning Administration

(410) 887-3353

April 12, 1993

Mr. and Mrs. Rodney Hadfield 3300 Edgewater Place Baltimore, MD 21222

> RE: Case No. 93-312-A, Item No. 321 Petitioner: Rodney Hadfield, et ux Petition for Administrative Variance

Dear Mr. and Mrs. Hadfield:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on March 19, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.





O. James Lighthizer Hal Kassoff Administrator

5-25-93

Ms. Julie Winiarski Zoning Administration and Development Management County Office Building

Dear Ms. Winiarski:

111 W. Chesapeake Avenue Towson, Maryland 21204

Room 109

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

My telephone number is 410-333-1350 Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Zoning Administration & Development Management

FROM: Pat Keller, Deputy Director Office of Planning and Zoning

DATE: April 13, 1993

SUBJECT: 3800 Edgewater Place

INFORMATION:

Petitioner:

Rodney Hadfield Property Size:

- 93 - 311 - A

Zoning:

PK/JL:lw

Staff offers no comment regarding the subject Variance, however, the appropriateness of the future subdivision request will be addressed at the time of filing.

Division Chief:

JLP:jbm

HADFIELD/TXTRMP

Baltimore County Government Department of Environmental Protection and Resource Management

401 Bosley Avenue Towson, MD 21204

Mr. Rodney Hadfield

3800 Edgewater Place

Baltimore, MD 21222

Dear Mr. Hadfield:

(410) 337-5733

3562-93

April 8, 1993

Re: Zoning Petition

Item #321

The Environmental Impact Review Section has reviewed your zoning variance petition. The proposed two(2) lot subdivision cannot be approved at this time. This proposal requires additional information which can be found on the enclosed Critical Area Findings Plan Requirements Checklist. In addition, impervious surfaces are limited to 15% of the lot. Proposed impervious surfaces must be shown on the rear lot and the existing house exceeds the 15% limit on the front lot. Please submit a revised Findings Plan for review and approval by this department.

If you have any questions, please contact Ms. Nancy Pentz at

Very truly yours, aleccia 117 Patricia M. Farr Program Supervision

Environmental Impact Review

Attachment cc: Mr. Arnold Jablon

HADFIELD/TXTTMM

032.ZAC/ZAC1

Pg. 1

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF RECREATION & PARKS

Zoning Advisory Committee Comments relating to agenda of 3/29/93

The Department of Recreation and Parks submits a reply of "NO COMMENT" for the following item numbers:

\* 314, \* 315, + 316, \$ 317, + 319, \$ 320, \* 321, + 322, + 324

There are no other items on the agenda aside from the above.

Patrick J. McDougall Master Plan Coordinator

Dry Well Designs. (Figure 5.8). Dry wells are a basic trench variation which are designed exclusively to accept rooftop runoff

from residential or commercial buildings (Figure 5.8). Additional guidance on dry well design is available from Md WRA (1984).

Basically, the leader from the roof is extended into an underground

trench, which is situated a minimum of ten feet away from the

building foundation. Rooftop gutter screens are needed to trap any particles, leaves and other debris, and must be regularly cleared.

Volume Required = Area of roof (A.2) x 0.5 : 0.4

BALTIMORE COUNTY, MARYLAND

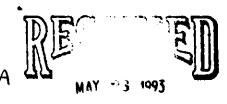
INTER-OFFICE CORRESPONDENCE

Mr. Arnold E. Jablon, Director Office of Zoning Administration

and Development Management

J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 321 93-312-Hadfield Property Chesapeake Bay Critical Area Findings



DATE: May 21, 1993

5043-93

# SITE LOCATION

The subject property is located at 3800 Edgewater Place. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Hadfield

# APPLICANT PROPOSAL

The applicant has requested a variance from section 11302.3.C.1 of the Baltimore County Zoning Regulations to permit "a proposed sideyard setback of 5 feet in lieu of the minimum required 10 feet, (for a proposed lot subdivision)".

#### GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- 1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- 2. Conserve fish, wildlife and plant habitat; and
- 3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can mental impacts" <COMAR 14.15.10.01.0>.

  DECETYF activities of persons in that area can create adverse environ-



REQUEST FOR HEARING

TO THE ZONING CONNISSIONER FOR BALTIMORE COUNTY: Be: Case Rusber: 33-312-A Potitioner(a): Rolncy Halfield 3800 Edgementer Place

I/M. ROBERT L. LEACH + WELLS Mc COMAS GUICASSOCIOTA

which is located approximately NEXT DOOK feet from the property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Mr. Arnold E. Jablon May 21, 1993

# REGULATIONS AND FINDINGS

Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.

<u>Finding:</u> The proposed house is located slightly more than 100 feet from the mean high tide of Back River. Therefore no disturbance of the shoreline buffer shall occur.

Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.

Finding: No tidal or non-tidal wetlands exist on this site or in the vicinity of this site, therefore no disturbance of wetlands shall occur.

Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Finding: The amount of impervious areas shall not exceed 1.691 and 2.463 square feet for the proposed lots in the front and rear respectively. As proposed the front lot will have impervious surfaces that total 14% and the rear lot will have impervious surfaces that total 9%. The proposed driveway shall be constructed using #2 stone with a filter fabric base, and thus considered pervious. Therefore, these lots are within the 15% limit and in compliance with the above regulation.

4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" < COMAR 14.15.02.04 C.(5)(e)>.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

Today I informed Mr. and Mrs. Hadfield, the property owners

filing this petition that the Zoning Commissioner or Deputy Zoning

of this subdivision is a future single family dwelling on the newly created vacant lot. I stated that they could fill out the regular

variance petition forms right now while they are in my office. They

Commissioner may require a regular variance and hearing since the intent

Zoning Commissioner/

SUBJECT: Administrative Variance/Item 321

chose to proceed with this administrative form.

John J. Sullivan

Planner II

Deputy Zoning Commissioner

DATE: March 19, 1993

<u>Finding:</u> These lots have existing trees that meet the 15% afforestation requirement. However, homeowners are always encouraged to plant additional trees. Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

Mr. Arnold E. Jablon May 21, 1993 Page 3

> Regulation: "Infiltration of stormwater shall be maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.

Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan, to pervious areas, to encourage maximum infiltration. Rooftop runoff shall be directed through downspouts and into a drywell, to encourage maximum infiltration (see attached information). These measures will ensure that the requirements of this regulation are met.

6. Regulation: "Before the issuance of any Use and Occupancy permit within the Critical Area by the Department of Permits and Licenses, the Director of the Department of Environmental Protection and Resource Management, or his designee, shall determine that the development is in compliance with the Findings and Findings Plan as determined by the approving authority. The Use and Occupancy permit shall not be issued unless and until the Director of Environmental Protection and Resource Management, or his designee, certifies to the Director of Permits and Licenses that such development is in compliance with said Findings and Findings Plan" <Baltimore County Code, Section 26-455>.

Finding: The Chesapeake Bay Critical Area Program will inspect the property prior to the issuance of the Use and Occupancy Permit. The permit will not be issued until the property is in compliance with the Chesapeake Bay Critical Area Regulations.

# CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-3980.

> Department of Environmental Protection and Resource Management

JJD: NSP: tmm

Attachment

cc: Mr. and Mrs. Hadfield

HADFIELD/WOCBCA

Baltimore County Governmen Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

MARCH 25, 1993

(410) 887-3353

Rodney and Lynn Hadfield 3800 Edgewater Place Baltimore, Maryland 21222

Re: CASE MUMBER: 93-312-A (Item 321) N/S Edgewater Place, 460' W of c/l Cover Road 3800 Edgewater Road 15th Election District - 7th Councilmenic Petitioner(s): Rodney Hadfield and Lynn Hadfield

# Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

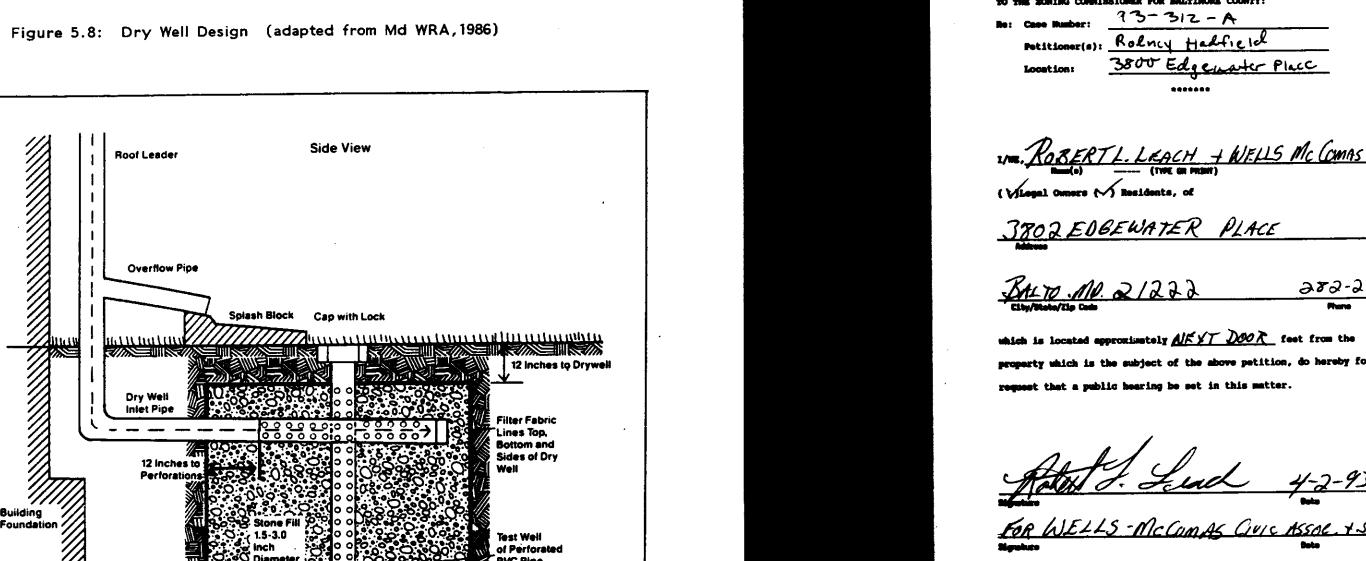
1) Your property will be posted on or before April 4, 1993. The closing date (April 19, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.





111 West Chesapeake Avenue Towson, MD 21204

April 19, 1993

(410) 887-3353

Rodney and Lynn Hadfield 3800 Edgewater Road Baltimore, Maryland 21222

> PAYMENT OF POSTING AND ADVERTISING FEES CASE NUMBER: 93-312-A 3800 Edgewater Road

Dear Petitioners:

Be advised that a new policy has been established to effectuate the billing and payment for property posting and legal advertising fees. As in the past, this office will ensure that the legal requirements for posting and advertising are satisifed; the policy change will effect to whom and when these fees are paid.

The above-referenced petition was filed as the new policy was being formulated, and now falls under same. Consequently, one or more of the following applies:

- Posting charges in the amount of \$ 35 are now due. Your check in this amount should be made payable to "Baltimore County, Maryland" and immediately mailed to this office.
- { × } Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- { } If you are represented by an attorney, this bill may be forwarded your attorney, who in turn, will either re-route it to you for payment or make payment to the newsapaper and later add these charges to his/her accounting for services rendered.

Please be further advised that non-payment of fees will stay the issuance of the Zoning Commissioner's Order.

If you have any questions concerning this letter, you may contact Gwen Stephens at 887-3391.



ARNOLD JABLON DIRECTOR

Baltimore County Government Department of Environmental Protection and Resource Management



April 8, 1993

401 Bosley Avenue Towson, MD 21204

(410) 887-3733

Mr. Rodney Hadfield 3800 Edgewater Place Baltimore, MD 21222

Re: Zoning Petition Item #321

Dear Mr. Hadfield:

The Environmental Impact Review Section has reviewed your zoning variance petition. The proposed two(2) lot subdivision cannot be approved at this time. This proposal requires additional information which can be found on the enclosed Critical Area Findings Plan Requirements Checklist. In addition, impervious surfaces are limited to 15% of the lot. Proposed impervious surfaces must be shown on the rear lot and the existing house exceeds the 15% limit on the front lot. Please submit a revised Findings Plan for review and approval by this department.

If you have any questions, please contact Ms. Nancy Pentz at

Very truly yours,

Patricia M. Farr Jan Program Supervision
Environmental Impact Review

HADFIELD/TXTTMM

WALTER NORRIS HANLIN and :

BETTY RUTH HANLIN, his wife

MARION HARP and

VENERA HARP, his wife

RONALD F. COLLINS and

MARCELLA COLLINS, his wife

The above entitled cause having come on for trial in open court, testimony having been heard and counsel having argued the case, and all proceedings having been considered by the Court, it is this 27 day of January 1987, by the Circuit Court for Baltimore County, in Equity ADJUDGED ORDERED and DECREED that the Defendants, Walter Norris Hanlin and Betty Ruth Hanlin, 1/15 Wife, be and they are hereby perpetually enjoined from in any way blocking or interfering with the use of any owners of lots in the

DECREE

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY

IN EQUITY

Docket 80, folio 534

Case No. 57830

Plat of Rosebank, or their guests, of the 20 foot road shown on said Plat of Rosebank which is recorded among the Land Records of Baltimore County in Plat Book W. P. C. No. 6, folio 134, leading from Edgewater Place to Eack

River, being an extension of Rosebank A e nue.

TOH Whitefor

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME ROBERT L. LEACH LISA CEACH

3802 FROEWATER PLACE

PLEASE PRINT CLEARLY

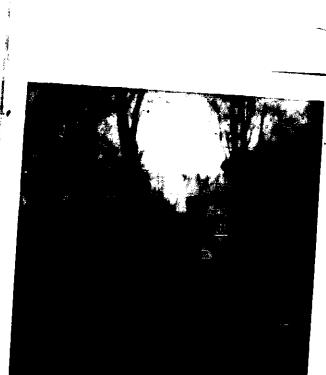
PETITIONER(S) SIGN-IN SHEET

KODNEY HADFIELD 3800 Flangler Pl Lynn Hadfield 3800 Edgewater Pl KENNETH HAOFIELD 684 MURNINGTON Rel

93-312-H







Plat to accompany Petition for Zoning Variance Special Hearing'
PROPERTY ADDRESS: 3800 Edge water Place
Subdivision name: ROSE BANK
plat books 6 , follow 184, lots 4 , sections N/A OWNER: Bodney + Lynn Hadfield Rosebank Rd. 3802 Edgewater Place
Robert Leech + Lisia Maglabry
Lot \*3 Subdivision- Rose bank
Tax # 1507471400
Liber-9015 Folio-559

LOCATION INFORMATION

